



# Public Notice

US Army Corps  
of Engineers  
Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

Number: 200600341

Date: May 10, 2006

Comments Due: June 12, 2006

**SUBJECT:** The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the William Jessup University & Marketplace project, which would result in impacts to approximately 0.95 acres of waters of the United States, including wetlands, near Pleasant Grove Creek. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

**AUTHORITY:** This application is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

**APPLICANT:** William Jessup University Gene De Young  
333 Sunset Boulevard  
Rocklin, California 95765-3707  
916-577-2304

**LOCATION:** The project site is located in Rocklin in Section 10, Township 11 North, Range 6 East, Placer County, California, and can be seen on the Roseville USGS Topographic Quadrangle.

**PROJECT DESCRIPTION:** The applicant is proposing to construct attendant features for the existing William Jessup University, including sports fields, amphitheaters, student dormitories, classroom buildings, student apartments, and a chapel. The applicant is also proposing to construct a mixed-use development on the same site that includes a hotel and high density residential housing. Based on the available information, the overall project purpose is to construct a 100 to 200 acre mixed-use development that satisfies the classroom, student housing, and student recreational needs to accommodate the growth of William Jessup University. The attached drawings provide additional project details.

## **ADDITIONAL INFORMATION:**

**Environmental Setting.** There are approximately 10.70 acres of waters of the United States, including a pond, intermittent drainage, vernal pool, seasonal wetland swale, and ephemeral channel within the project area. The site is characterized annual grasslands. The land use surrounding the project site is a combination of urban uses and undeveloped land.

**Alternatives.** The applicant has not provided information concerning project alternatives. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

**Mitigation.** The Corps requires that applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the applicant is unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. The applicant has not yet provided a mitigation plan.

**OTHER GOVERNMENTAL AUTHORIZATIONS:** Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Central Valley Regional Water Quality Control Board, is required for this project. The applicant has not indicated they have applied for certification.

**HISTORIC PROPERTIES:** Based on the available information (including applicant's report entitled Archaeological Inventory Survey), cultural resources eligible for the National Register of Historic Places are not within the project's area of potential effect.

**ENDANGERED SPECIES:** The proposed activity may affect Federally-listed endangered or threatened species or their critical habitat. The site contains potential for the vernal pool fairy shrimp, vernal pool tadpole shrimp, Sacramento Orcutt grass, and slender Orcutt grass. The applicant has indicated that they will be submitting further information on the occurrence of federally listed species in a Biological Assessment. The Corps will initiate consultation with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act, as appropriate.

**ESSENTIAL FISH HABITAT:** The proposed project will not adversely affect Essential Fish Habitat (EFH) as defined in the Magnuson-Stevens Fishery Conservation and Management Act.

The above determinations are based on information provided by the applicant and our preliminary review.

**EVALUATION FACTORS:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the described activity will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The activity's impact on the public interest will include application of the Section 404(b)(1) guidelines promulgated by the Administrator, Environmental Protection Agency (40 CFR Part 230).

The Corps is soliciting comments from the public, Federal, State, and local agencies and officials, Indian tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**SUBMITTING COMMENTS:** Written comments, referencing Public Notice 200600341, must be submitted to the office listed below on or before June 12, 2006:

Andrea Jones, Project Manager  
US Army Corps of Engineers, Sacramento District  
Sacramento Valley Office  
1325 J Street, Room 1480  
Sacramento, California 95814-2922  
Email: [Andrea.J.Jones@usace.army.mil](mailto:Andrea.J.Jones@usace.army.mil)

The Corps is particularly interested in receiving comments related to the proposal's probable impacts on the affected aquatic environment and the secondary and cumulative effects. Anyone may request, in writing, that a public hearing be held to consider this application. Requests shall specifically state, with particularity, the reason(s) for holding a public hearing. If the Corps determines that the information received in response to this notice is inadequate for thorough evaluation, a public hearing may be warranted. If a public hearing is warranted, interested parties will be notified of the time, date, and location. Please note that all comment letters received are subject to release to the public through the Freedom of Information Act. If you have questions or need additional information please contact the applicant or the Corps' project manager Andrea Jones, 916-557-7745, [Andrea.J.Jones@usace.army.mil](mailto:Andrea.J.Jones@usace.army.mil).

Attachments: Project drawings